# LITTLETON ROAD, HARROW, LONDON, HA1 3SY

## £1,250,000

### FEATURES

- Five-bedroom detached family home
- Opposite the Green
- Large conservatory/dining area
- Large carriage driveway
- Approximately 2,580 sq ft of accommodation
- Sought-after Pebworth estate
- Three bathrooms
- Large conservatory/dining area Spacious reception rooms & study
- Private rear garden & outbuilding
- Further potential to extend, subject to planning permission

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Rye View HOMES

# 5 Bedroom House - Detached located in Harrow

Having been much loved and cared for by the current residents for over 35 years, this substantial family home offers approximately 2,580 sq ft of accommodation, arranged over two floors, providing spacious and versatile living throughout.

The ground floor offers a welcoming entrance hall with access to a number of well-proportioned reception rooms, including a spacious lounge and, reception room. The property also benefits from a generous kitchen/dining room, together with a large conservatory measuring approximately 32'0" x 11'7", providing an excellent additional space for dining, entertaining or relaxing while enjoying views over the garden. A separate utility room and downstairs WC provide further practicality.

To the first floor are five bedrooms, including a spacious principal bedroom with a bay window, along with three bathrooms, making the property particularly well suited to family living.

Externally, the property benefits from a large carriage driveway, providing ample off-street parking, as well as a substantial private rear garden. The garden also features a brick-built outbuilding measuring approximately 16'9" x 8'9", complete with power and lighting, offering an ideal space for a home office, games room or additional storage.

The property also offers further potential to extend, subject to the usual planning permissions and consents.

Ideally positioned opposite the Green, the property enjoys an attractive outlook and is situated in a desirable residential location. With its generous accommodation, five bedrooms, three bathrooms, large gardens, carriage driveway and additional outbuilding, this is a fantastic opportunity to acquire a substantial detached family home with further potential.

Room Measurements:

Ground Floor

Lounge – 20'1" x 16'6"
Kitchen/Dining – 17'7" x 11'11"
Conservatory – 32'0" x 11'7"
Reception Room – 22'10" x 10'10"
Utility – 11'6" x 10'8"
Secondary Kitchen – 9'1" x 6'7"

First Floor

Bedroom 1 – 16'7" x 13'3"
Bedroom 2 – 9'1" x 7'1"
Bedroom 3 – 10'11" x 9'1"
Bedroom 4 – 11'1" x 9'1"
Bedroom 5 – 15'11" x 11'1"

Approx. Floor Area: 2,580 sq ft / 239.7 sq m
Outbuilding: 145 sq ft / 13.5 sq m

Tenure
Advised by vendor - Freehold

Viewing
Strictly by appointment only.

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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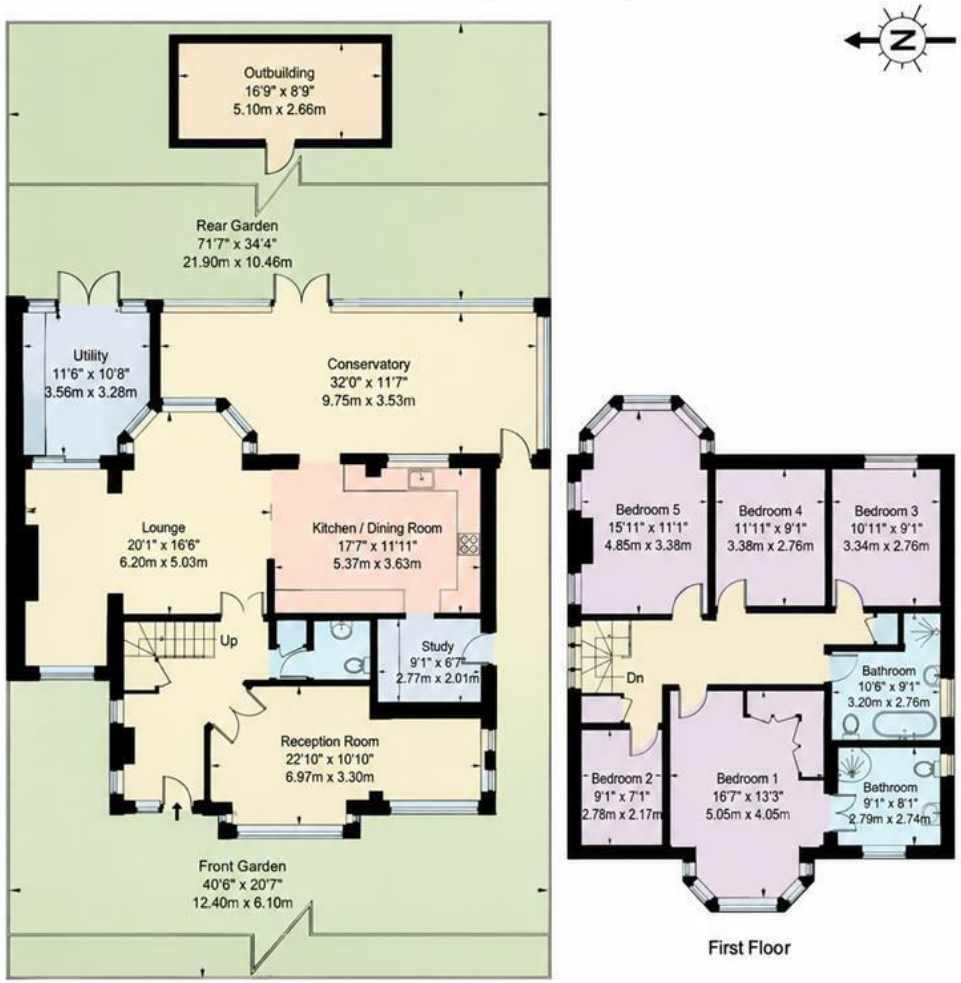
Approx. Gross Internal Area = 239.7 sq m / 2580 sq ft
Outbuilding = 13.5 sq m / 145 sq ft
Total = 253.2 sq m / 2725 sq ft





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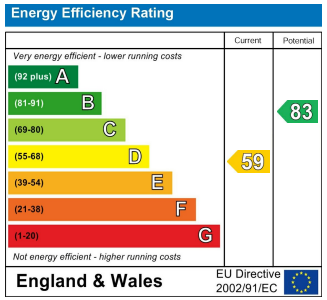


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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